

AUDUBON COUNTY BOARD OF ADJUSTMENT MEETING MINUTES

Board of Supervisors Room, Audubon County Courthouse, Audubon, Iowa
August 4th at 9:00 A.M.

Board Of Adjustment (BoA) members present:

Jerry Kelly, Chairperson
Linda Kerkhoff, Vice-chairperson
Genelle Deist
Dwayne Thompson
Mike Blum (absent)

Others present:

Tenny Huffman, (representing Marie Huffman)
Dale Vinscend, Landus
Neil Andreasen
Linda Bill, Audubon County Secondary Roads Office Manager
Doug Sorensen, Audubon County Supervisor
Steve Schmitz, AMVC
Mitchel Rydl, Zoning Administrator/Audubon County Engineer

Jerry called the meeting to order at 9am

Jerry Advise that board records are to be available for public viewing in compliance with Iowa law. Advisory that the vote of each member upon each question, or abstention is to be recorded in the minutes and he determined they did have a quorum (4 out of 5 Board members present).

Genelle D. motioned to approval of minutes from October 25th, 2021, Linda K. 2nd, all in favor

Introduction of everyone present.

A brief discussion confirming the members understood the duties of Board of Adjustment on appeal/request for Special Exception Use.

The Zoning Administrator, Mitchel Rydl, explained the decision to denying Construction/Change Use Permits and why the Board of Adjustment had to meet to approve a Special Exception Use for the AMVC/Landus feed mill permit.

Presentation of the proposed use was given by Steve Schmitz of AMVC and Dale Vinscend of Landus. Steve provided a site plan of the proposed feed mill and documents from FAA and SWPPP plan. Steve also explained he has been working with the County Sanitarian on the proposed sanitary septic system on the site. Steve also provided a plat of survey showing the proposed location. There was open discussion on the proposal. There were not public comments received before the meeting. Neil Andreasen of, 2266 Lark Ave, Hamlin, IA was present at the meeting and had concerns of the increase truck traffic and that the intersect of US Hwy 44 and Lark Ave, would be safe. Discussion on if a turning lane was proposed or will be added on to US Hwy 44. Mitchel Rydl, County Engineer commented no turning lane was proposed and that would need to be proposed to the Iowa Department of Transportation (IDOT) in the future. Neil

commented placing a "Trucks Turning" sign on US Hwy 44 warning the traveling public. Neil also commented he has contacted IDOT in the past about the issue and has never gotten any results. Steve and Mitchel commented they would contact IDOT and visit about the issue of the increase truck traffic and if a sign is warranted. Genelle D., motioned, Jerry K. 2nd, all in favor to allow the special exemption for the feed mill.

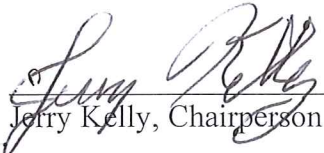
The Zoning Administrator, Mitchel Rydl, explained the decision to denying Construction/Change Use Permit and why the Board of Adjustment had to meet to approve a Special Exception Use for the Tyler Bruck dog kennel.


Tyler was unable to attend meeting. Mitchel Rydl, Zoning Administrator informed the Board he was available by phone if the Board members had questions. There was open discussion on the proposal. There were not public comments received before the meeting. Tenny Huffman was present representing his mother Marie Huffman which owns property across the road from Tyler at, 1227 150th St., Audubon, IA. She was concerned about how many dogs would be at the site. Mitchel Rydl commented that Tyler informed him they would be 4-5 kennel stalls with 4-5 adult dogs. Mitchel Rydl asked if his mother lived at the farmstead, Tenny commented only part time. Jerry K. motioned, Linda K. 2nd, all in favor to allow the special exemption for the dog kennel.

Motion and vote that the minutes of this meeting showing decisions results will be posted on the Audubon County's website. Genelle D., motioned, Dwayne T. 2nd, all in favor to post meeting minutes on Audubon County's website.

No other business before the Board

Jerry K. motioned to adjourn at 9:45am, Dwayne T. 2nd, all in favor


Jerry Kelly, Chairperson

Attest by: 
Mitchel Rydl
Zoning Administrator